



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD15-27

APPLICANT: Bill Neff

DATE: August 13, 2015

LOCATION: 1338' south of Lindsey Street on the
west side of 24th Avenue S.E.

TO: Interested Neighbors

WARD: 1

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of Duplex Housing Subdivision

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of duplex housing. This property is currently zoned RM-6, Medium Density Apartment District, and a change of zoning will not be required.

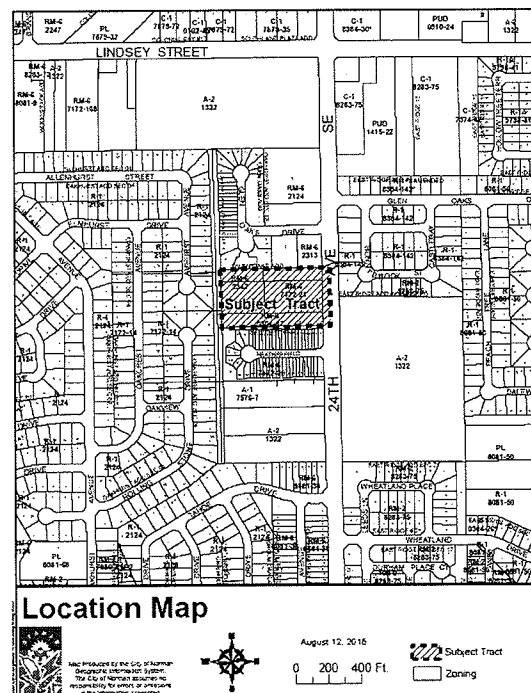
Please join us for a Pre-Development discussion of this proposal on Thursday, August 27, 2015 from 6:30 p.m. until 7:00 p.m. The meeting will be held in the Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

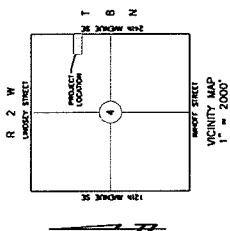
If you have questions about the proposal, please call the contact person, Dwight Butler, (405) 749-9998 between 8:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



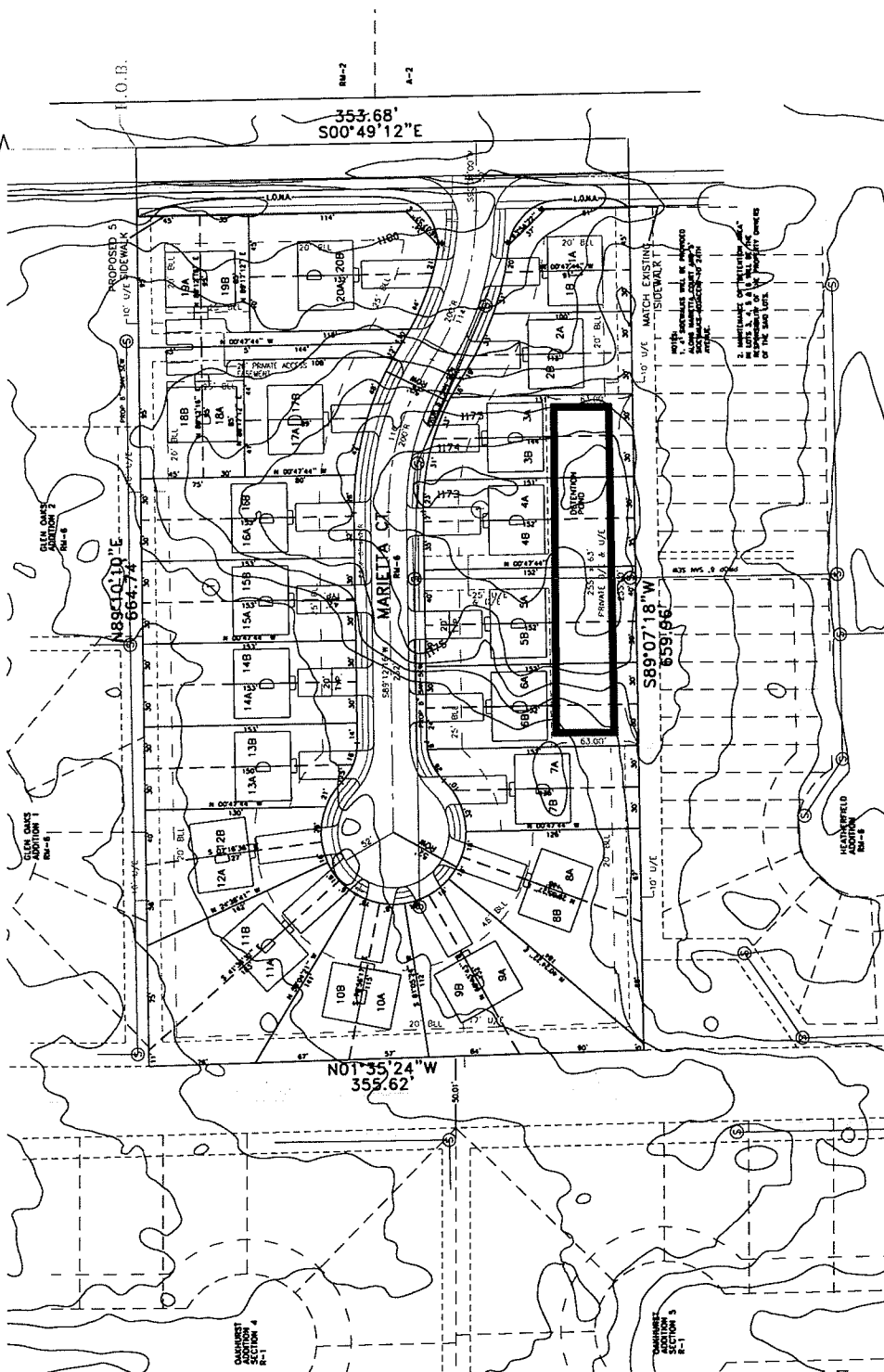
P.O.C.
NE COR. NE/4
SECTION 4
T-8-N, R-2-W, IM

U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
L.O.N.A.	LIMITS OF NO ACCESS
B.L.L.	BUILDING LIMITS LINE


**LEGAL DESCRIPTION**

A TRACT OF LAND LYING IN THE NORTH-EAST CORNER (NE 1/4) OF SECTION FOUR, TOWNSHIP EIGHT (N), RANGE TWO (W) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH-EAST CORNER OF SAO NORTHEAST QUARTER (NE 1/4), CONTINUING S89°17'2"E A DISTANCE OF 133.96 FEET TO THE POINT OF BEGINNING; THEN S00°00'0"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THEN CONTINUING S00°00'0"E ALONG THE EAST LINE OF SAO SECTION FOUR (A) A DISTANCE OF 335.68 FEET; THENCE S89°07'18"W A DISTANCE OF 655.98 FEET; THENCE S89°07'18"W A DISTANCE OF 305.62 FEET; THENCE S89°10'10"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; AND 40 ACRES OR MORE, LESS, AND SUBJECT TO ANY EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



DEVELOPER
BILL NEFF
ABUMARK ENTERPRISES
550 N.E. 38th
NORMAN, OK 73069

DATE:	07/27/15	PRELIMINARY DEVELOPMENT MAP
SCALE:	NTS	
JOB NUMBER:	NEF15032	MARIETTA COURT NORMAN, OK
DRAWN BY:	S.C.B.	 ANCHOR ENGINEERING, LLC Specializing in Subdivisions
APPROVED BY:	D.H.B.	OK 06/29/16 C. B. #181 12617 S. Midland Road (405) 748-9995 Midland, OK 73651 (405) 748-9997 Fax
SHEET		